

Z-15-04 – Rock Quarry Road, east side, being Wake County PIN 1731672130 and 1731474332. Approximately 89.16 acres rezoned to Residential-6 Conditional Use.

Conditions dated: (7/27/04)

1. No lots within the area of the proposed rezoning shall have direct vehicular access on Rock Quarry Road.
2. All development east of the westernmost stream that traverses the property shall be limited to single-family detached dwellings as depicted in the attached illustrative development plan (Attachment A).
3. The total number of dwelling units to be located on the property will be limited to a maximum of 356 dwelling units- -corresponding with the maximum allowable number of dwelling units based on the existing R-4 zoning.
4. Reimbursement for any required right-of-way dedication shall remain at the current R-4 value.
5. A minimum of 10% of the area of the site shall remain wooded.
6. An undisturbed natural protective yard of 50' in width (as measured outward from the stream bank) will be provided adjacent to all streams on the property that are deemed to be subject to the Neuse River Basin Rules riparian buffer requirements.
7. At time of site plan or subdivision approval, whichever shall first occur, a greenway easement shall be dedicated in conformity with the adopted Capital Area Greenway Plan.
8. A minimum of two (2) acres will be provided for active recreation.
9. All structures on the property shall be limited to a height of 35', or two (2) stories.
10. Any residential institution and recreation buildings shall employ elements to ensure compatibility with the surrounding proposed and existing residential structures. At a minimum, such elements shall include 4:12 pitched roof and use of similar exterior building materials.
11. Open-air stormwater facilities shall be designed as site amenities, and shall incorporate edge treatments and perimeter landscaping sufficient to avoid the need for fencing.
12. The site shall be designed to provide vehicular and pedestrian interconnectivity with the properties immediately to the north (those properties comprising Zoning Petition Z-14-04).

13. The development of this site shall be in compliance with the key elements of the City of Raleigh Urban Design Guidelines and the concept depicted on the attached illustrative development plan (Attachment A).
14. No building pads shall be located within any portion of the 100-year flood plain as defined on FEMA flood maps.